

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

**MAY 5, 2009**

The Honorable,  
The Board of Commissioners of Cook County

### **ATTENDANCE**

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Schneider, Steele and Suffredin (14)

Absent: Commissioners Collins, Gainer and Sims (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

### **SECTION 1**

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a SPECIAL USE, UNIQUE USE on certain property described therein:

298136      DOCKET #8504 - PARKWAY BANK & TRUST AS TRUSTEE UNDER TRUSTEE #8923, Owner, 4800 North Harlem Avenue, Hardwood Heights, Illinois 60706. Application (No. SU-09-01; Z09004). Submitted by Gregory J. Ellis, Esq., 1 Executive Court #1, South Barrington, Illinois 60010. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for the operation of a continuous charitable raffle games as the designated manager of a Raffle License Holder - non-profit organization as set for in the Raffle Licensure Ordinance 07-O-75 in a permanent facility in Section 29 of Leyden Township. Property consists of 39,200 square feet located on the south side of Grand Avenue between LaPorte and Porter Avenue in Leyden Township, County Board District #16. Intended use: Operation of continuous charitable raffles in a permanent facility per statute.

**Recommendation: That the application be granted with a maximum capacity of 250 people.**

Conditions: Maximum capacity of 250 people

Objectors: None

The Cook County Zoning Board of Appeals to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

**Commissioner Goslin, seconded by Commissioner Steele, moved the approval of Communication No. 2908136. The motion carried unanimously.**

## SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

300297      DOCKET #8517 – J. DOLBY, Owner, Application (No. V-09-16): Variation to reduce right side yard setback from 10 feet to 7 feet (existing); reduce left side yard setback from 10 feet to 4 feet; and reduce front yard setback from 30 feet to 29 feet for additions in the R-5 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Glenshire Road, approximately 172 feet south of Linneman Street in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

300298      DOCKET #8519 – J. & S. FLOOD, Owners, Application (No. V-09-18): Variation to increase height of masonry pillar light post in front yard from 3 feet to 6 feet 3 inches in the R-4 Single Family Residence District. The subject property consists of approximately 0.71 of an acre, located on the west side of Cottonwood Road, approximately 165 feet north of Walnut Circle in Northfield Township, County Board District #13. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

300299      DOCKET #8522– J. MENDROK, Owner, Application (No. V-09-19): Variation to reduce both interior side yard setbacks from 10 feet to 3 feet (existing) for a proposed deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Lotus Avenue, approximately 172 feet south of west 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

300300      DOCKET #8523 – D. & J. DUNNE, Owners, Application (No. V-09-20): Variation to reduce right side yard setback from 15 feet to 10 feet; and reduce distance between the principal and accessory from 10 feet to 8 feet for a proposed detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 1.4 acres, located on the south side of 128th Street (ingress and egress easement), approximately 290 feet east of 88th Avenue in Palos Township, County Board District #17.

**Recommendation: That the application be granted.**

Conditions:     None

Objectors:       None

**Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 300297, 300298, 300299 and 300300. The motion carried.**

**Commissioner Beavers voted present on the above items.**

### **SECTION 3**

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

300301            EDWARD J. STRYSZAK, Owner, 9050 Elm Avenue, Burr Ridge, Illinois 60527. Application (No. SU-09-06; Z09028). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to board and rescue dogs in Section 6 of Lyons Township. Property consists of one acre located on the northwest corner of Railroad Avenue and 114th Avenue in Lyons Township, County Board District #17. Intended use: To board and rescue dogs.

**Vice Chairman Murphy, seconded by Commissioner Steele, referred the New Application to the Zoning Board of Appeals. The motion carried unanimously.**

**Vice Chairman Murphy moved to adjourn, seconded by Commissioner Steele, the motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary

